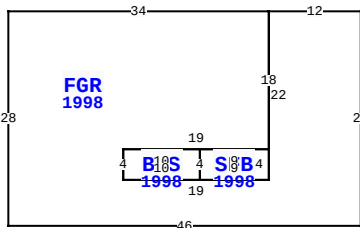
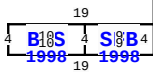
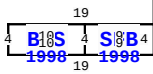
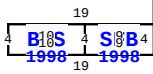
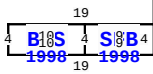
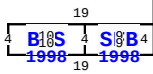
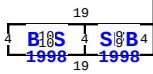
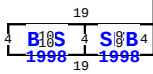
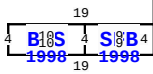
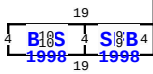
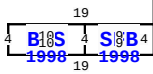
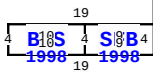
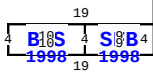
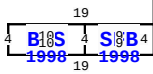
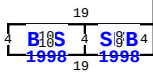
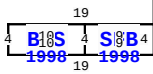
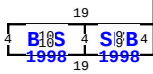
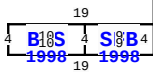
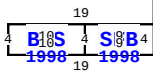
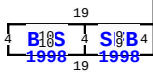
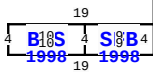
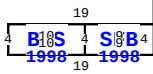
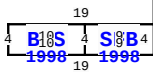
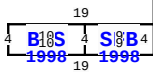


WALDRIP TIMOTHY C & LESIA G
1973 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall 12 CEDAR 50										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 50										0100 01 2,420 135.5850 122.37 296,135 1998 1998 0 0 0 12.00 88.00										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 1999 Heated Area: 1357 HX Base Yr 1999										BUILDING MARKET VALUE 260,599									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 64,970									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 96,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 421,569									
Interior Floo 15 HARDTILE 30																				SOH/AGL Deduction 120,015									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 301,554									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 2 100																				BASE TAXABLE VALUE 251,554									
Bathrooms 3 100																				TOTAL JUST VALUE 421,569									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 396,908									
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2019.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 40 100 40 4,308																													
FEP 330 80 264 28,429																													
FGR 1,212 55 667 71,826																													
FOP 440 30 132 14,215																													
FUS 1,288 100 1,288 138,699																													
SFB 36 80 29 3,123																													
TOTALS 3,346 2,420 260,599																													
EXTRA FEATURES										1973 CLINCH DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	1241	WD DECK G	0 100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	27	1,006														
2	1241	WD DECK G	0 100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	27	1,006														
3	0810	CONCRETE A	0 100	4	6	24.00	SF	6.50	6.50	100	1998	1998	3	77	120														
4	1241	WD DECK G	0 100	7	5	35.00	UT	15.53	15.53	100	1998	1998	3	27	147														
5	1241	WD DECK G	0 100	0	0	43.00	UT	12.65	12.65	100	1998	1998	3	27	147														
6	1241	WD DECK G	0 100	10	6	60.00	UT	11.50	11.50	100	1998	1998	3	27	186														
7	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	77	45														
10	0855	CONC PAVER	0 100	0	0	1,525.00	SF	10.00	10.00	100	2005	2005	3	87	13,268														
11	0861	POOL GUNIT	0 100	0	0	408.00	SF	85.00	85.00	100	2005	2005	3	44	15,259														
12	0810	CONCRETE A	0 100	25	5	125.00	SF	6.50	6.50	100	2005	2005	3	87	707														
LAND DESCRIPTION										TOTAL OB/XF 31,891																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100		RS-2	0.00	0.00	1.28	AC		1.00	1.00	1.00	75,000.00	75,000.00	96,000												
</																													

SUB OF SEC 30 PB 1/5

FERNANDINA BEACH, FL 32034

2023

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